



Community Housing & Empowerment Connection Inc.

IV.D. Narrative Information Sheet

1. Applicant Identification

Community Housing & Empowerment
 Connections- CHEC
 1100 Helen Drive, Suite 107
 Newark, DE 19702
 Duns Number: 826231800
2. Funding Requested
 - a. Assessment Grant Type

Community-wide
 - b. Federal Funds Requested

\$ 300,000.00
 - c. Contamination

Hazardous Substances-\$200,000.00 and
 Petroleum-\$100,000.00
3. Location

South Wilmington, Delaware
4. Property Information for Site-Specific Proposals

NA
5. Contacts
 - a. Executive/Project Director

Octavia Dryden
 (302) 275-4709
Drydenp2015@gmail.com
 1100 Helen Drive
 Suite 107
 Newark, DE 19702
 - b. Chairperson, CPAG

Dr. Marva King
 (302) 478-4515
mkingtreke@aol.com
 Community Partnership Advisory Group
 719 Shipley Street
 Wilmington, DE 19801
6. Population

6,649 - South Wilmington Area 71,283- Wilmington, DE

Table

	South Wilmington	City	County	State	National
Population	6649*	71,283	549,684	925,749	308,745,538
Unemployment	12.6%	10.8%	8.1%	8.4%	9.3%
Poverty Rate	37.55%	26.1%	10.7%	11.5%	10.9%
Minority	88.1%	62%	32.6%	29.5%	23.3%
Median Income	\$24,453	\$38,386	\$60,119	\$64,670	\$53,046
Vacant Housing	24.02%	16.2%	6.8%	17.7%	12.5%
Owner Occupied Homes	37.59%	46.4%	70.2%	72.7%	65.5%

The information contained in this chart is derived from the 2010 US Census

*shows approximate number for Dunleith, Southbridge, Oakmont neighborhoods in close proximity to South Wilmington industrial corridor.

7. Other Factors Checklist

Other Factors	Page #
Community Population is 10,000 or less	2
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site (s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	4
The priority site(s) is in a federally designated flood plain.	
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	12



STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES
& ENVIRONMENTAL CONTROL
DIVISION OF WASTE AND HAZARDOUS SUBSTANCES
391 LUKENS DRIVE
NEW CASTLE, DELAWARE 19720-2774

SITE INVESTIGATION &
RESTORATION SECTION

TELEPHONE: (302) 395 - 2600
FAX NO.: (302) 395 -2601

January 15, 2019

Ms. Octavia Dryden
Community Housing and Empowerment Connection, Inc.
1100 Helen Drive
Suite 107
Newark, DE 19702

Dear Ms. Dryden,

Please accept this letter as an acknowledgement that the Delaware Department of Natural Resources and Environmental Control (DNREC) is aware that the Community Housing and Empowerment Connection, Inc. (CHEP, Inc.) is planning to submit a FY19 Brownfield grant application to the U.S. Environmental Protection Agency (EPA) under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended by the Brownfields Utilization, Investment, and Local Development (BUILD) Act.

For any assistance or questions you may have concerning DNREC's Brownfield program please contact Jill Williams-Hall, Brownfield Coordinator, at 302-395-2600.

Sincerely,

A handwritten signature in cursive script that reads "Jill Williams Hall".

Jill Williams-Hall
Planner IV

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JWH19002.doc
DE 1180 II H 3

Delaware's good nature depends on you !

Printed on
Recycled Paper

IV.E. Narrative

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

Background and Description of Target Area -South Wilmington, defined as Census Tract 19.02, is located to the southeast of the city of Wilmington's central business district. It is a relatively flat, 1.6 square mile area. Much of the land is undeveloped or underdeveloped due to various environmental concerns. This circumstance increases development costs above what the market will bear; diminishes incentives to young professionals to remain in the area following graduation from university or college and devalues home property. The land elevation seldom rises above 10 feet, with most of the land located within the 100-year floodplain or containing wetlands. The area is developed largely with residential and industrial uses. For the purposes of the proposed project, South Wilmington includes the west end of South Wilmington, Southbridge and Eden Park. The boundaries for these areas run from the Christina River to the Wilmington city line (east) and from the Wilmington city line (south) to the Christina River. Target areas for this project also include Rosegate, Dunleith, Oakmont, and Hamilton Park. Although they are not located within Wilmington city limits, they are immediately adjacent to the City; thus, not only are they near the South Wilmington target area but, in addition, are in very close proximity to brownfields in the area. South Wilmington's history presents a stark contrast to the evolution of center city Wilmington (and its northern sections) as the center of Delaware robust commercial economy. For example, in 2016, the census tract with the highest median household income was Census Tract 13 (Delaware Avenue/Bancroft Parkway) with a value of \$103,713; the median property value was \$162,000 and the homeownership rate 45.9% (Data USA retrieved from <https://datausa.io/>). In contrast, the median income in South Wilmington is \$24,453; the median property value is \$33,500 and home ownership rate is at 37.5% (I.S. Census Bureau, 2010).

The Neighborhood Comprehensive Development Plan completed by the city's Department of Planning and Development (2018) specified that the presence of wetlands places serious constraints on future development while other types of environmental concerns, such as soil contamination, limit the development potential of other properties. Overall, although development is occurring, South Wilmington is still faced with problems like poor drainage, chronic flooding, industrial pollution, unemployment, and deteriorating housing stock in the Southbridge neighborhood. *This situation affords Community Housing and Empowerment Connection, Inc. (CHEC) the opportunity to address the challenges Wilmington faces today as well as develop a new vision for tomorrow.*

i. Description of the Priority Brownfield Site(s) - Of the 297 brownfields sites that have been identified in Delaware, 108 of them are located within the City and 62 in South Wilmington, that have, or are perceived to have, contamination. The disproportionate number of brownfields of abandoned or dilapidated buildings present an environmental risk for residents that live near them. They are a breeding ground for illegal activities, such as drug trafficking, dumping and not to

mention a drain on the local economy and community morale, especially in these low-income neighborhoods that suffer from a such brownfield sites. For example, priority sites include the former American Tank Trailer Cleaning Co. (535 and adjacent 525 South Market St.) properties on the south side of the Christina River, an approximately 5.05+-acre property formerly operated as a salvage yard and remains a public health threat to neighbors. Also is the 726 A Street Property, found that the surface and subsurface soil contains carcinogenic P AHs, as well as metals in concentrations that exceed DNREC-SIRS screening levels. The Site's groundwater contains dissolved concentrations of the metals Arsenic, Barium, Cobalt, Iron, and Manganese above DNREC-SIRS' screening levels. The target area include additional, non- certified sites. This project affirm the sites are not: a) listed or proposed for listing on the National Priorities List; b) subject to unilateral administrative, court orders on consent or judicial consent decrees issued or entered into by parties under CERLA and c) subject to the jurisdiction, custody or control of the U.S. government.

b. Revitalization of the Target Area

i. Redevelopment Strategy and Alignment with Revitalization Plan - This project seeks to perform assessment activities in the South Wilmington area which cover the area from the Christina River to the City Boundary (east) and from the City Boundary (south) to the Christina River and in close proximity to environmental justice communities of Southbridge, Hamilton/Eden, Rosegate, Oakmont, Dunleith and the downtown 4th Street are of Wilmington. This will be a community-driven effort that will be aligned to plans already in place that focus on remediating brownfields in the target area as well as achieving revitalization outcomes that are socially as well as economically beneficial to individuals who live in South Wilmington and are most impacted by the environmental hazards to which they are exposed. Two documents were especially useful in identifying the objectives for the proposed project. They were *Brownfields: From Redevelopment to Revitalization* (2014) and *Neighborhood Comprehensive Development Plan for South Wilmington* (2018). The first document presents a report pertaining to brownfields in Delaware that was completed by Dsouza, Teron and Schramm under the auspices of University of Delaware's Science, Engineering and Technical Services Program. The second was completed by the Wilmington Department of Planning and Department. A careful review of each report, particularly sections that discussed the community's perception that government officials and the corporate sector are more concerned about gaining substantial financial returns from pollution clean-up efforts than realizing equally social and economic benefits (e.g., jobs) for residents. For example, one Southbridge resident said, "I think they're waiting for Southbridge to empty out, so they can redevelop without us in the way." (SBCA, 2013a) (Redevelopment to Revitalization). Among the most salient recommendations that were presented in both reports were: Develop a brownfields program that is grounded on community participation; addressing environmental justice concerns and pursuing sustainable and equitable development throughout the brownfield assessment, remediation and revitalization process.

ii. Outcomes and Benefits of Redevelopment Strategy- The proposed project is designed to fulfill the recommendations outline. In other words, the recommendations are the building blocks for project's quantifiable outcomes and benefits which are listed below: Monthly meetings with minutes with community residents and other stakeholders, including representatives from the

following sectors: non-profit, profit; at least five jobs for every brownfield that that becomes a priority for the proposed project and a memorandum of agreement between CHEC and leadership of the local Community Benefits Agreement Organization/CPG.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse - On the federal level, CHEC is eligible for funding from the EPA. Grants under the agency's Super JTI Program Services would augment the proposed grant by providing technical skills to residents that will lead to living-wage employment on a broad range of construction projects, other environmental remediation projects and cleanup projects at Superfund sites. Job training leading to employment are two of the proposed project social benefits. On the state level, CHEC is eligible for funding from DNREC's Community Environmental Project Fund. State law authorizes the DNREC to establish a grant fund by withholding twenty-five percent of funds collected as penalties for violations of environmental regulations. These funds are returned to the communities where the violations occurred as competitive grants to nonprofit organizations to support community environmental projects. On a city level, CHEC will collaborate with the city of Wilmington to obtain funds that focus on the remediation of brownfields in the same manner the city was successful in receiving a \$200,000 grant from the EPA to address the potential re-use of contaminated, underutilized, and vacant brownfield sites in the northeast area of the City. Because Wilmington is the location where the majority of the state's brownfields are located, CHEC urge the Mayor to re-establish the full-time brownfields coordinator position. Once site revitalization goals are defined and individual brownfields project components are established, consistent with the City's 2028 Comprehensive Plan for Our City and Communities, the recommendations of experts who have carefully examined the brownfields problem in Wilmington, CPAG will develop a partners coordinated strategy that will involve community residents, the non-profit sector, the public sector and private sector investment to direct cleanup and redevelopment program that is protective of public health and the environment; economically sustainable; and corresponds to the community's vision (Wilmington Department of Planning and Development, 2018;Dsouza, Teron & Schramm, 2014; Union of Concerned Citizen, 2017) .

ii. Use of Existing Infrastructure - The CPAG will evaluate the short and long- term availability of public and private infrastructure servicing the priority brownfield site, early in the planning process, to determine improvements and investments needed to support site reuse. An Infrastructure Inventory of all infrastructure existing or available to and on the site, such as: fire and life safety; utilities such as boiler house, electrical substation; security; specialized industrial equipment, assets, services and chemicals or serving the site: electric, natural gas, fiber optic cable, water, sewer, stormwater, wastewater systems and other utilities or resources. Funding will be sought from local, state and federal agencies.

IV.E. Narrative

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. Community Need for Funding

The South Wilmington communities are in need of an EPA Brownfield Assessment grant primarily because these communities are disproportionately overburdened with brownfields causing environmental pollutants and enormous blight in their neighborhood. These communities are largely low-income people of color that do not possess the financial resources, knowledge and skills necessary to successfully define and sustain a brownfield reuse strategy, or even to implement a single brownfield assessment project. DCR4EJ recently released the *Environmental Justice for Delaware, Mitigating New Castle County Communities in Delaware* report that revealed that there are approximately 62 brownfield sites in the target area that remain an eyesore and a drain on community resources. There is a tremendous community need in South Wilmington for assistance to stimulate, economic equity and revitalization of unwanted brownfields. While the nearby Riverfront development of luxury apartments, hotels and retail businesses are uprising, there is little or no evidence of community engagement, environmental and economic justice that include affordable housing for seniors; livable wage jobs and small business/contractor opportunities or state of the art multi-purpose facilities for those most impacted by environmental pollutants and nuisances resulting from brownfields. Private funding mechanisms are extremely limited. The economic demographic data clearly indicate large areas of homogenous poverty and high crime rates. Flooding due to passing storms is common, storm water management is still a challenge and brownfields also contribute to the risk for private investment. It is the intention of this project to assist these environmental justice communities located in the South Wilmington areas to implement brownfield assessments, formulate a vision and a redevelopment plan for projects owned and operated by them. Designating and supporting a brownfield “point person” to coordinate, facilitate, implement, and maintain a community-involvement strategy; to help these communities understand and comment on brownfield projects. These communities are in need of reliable and usable information on the site itself, cleanup technologies, public-health concerns, economic and market conditions, and other issues. This project will provide the strong, broad-based support and the volunteer efforts of local government experts and/or consultants from outside of the area who share their perspective and experiences these communities rely on. DCR4EJ and CHEC have an important stake in brownfield redevelopment there. Many members were born and raised in these communities and have returned to assist family and friends with environmental justice efforts that include brownfield reuse plans. Yet any community-involvement strategy demands a variety of resources for every step of brownfield redevelopment, from visioning to monitoring that include assistance from our local and federal partners in EPA.

ii. Threats to Sensitive Populations –

The South Wilmington communities are 96 % populated by people of color, living in intergenerational families, with poverty rates about six times higher than in other more affluent neighborhoods. Their high pollution levels result in cumulative health impacts that are amplified by other negative socioeconomic and health factors, such as lack of access to health care, healthy foods and public transportation, poor housing conditions and infrastructure and stress from poverty, unemployment and crime, among other factors (Prochaska et al. 2014; O’Neill et al. 2003). These cumulative stressors underscore the need to address environmental justice, especially since the compounding factors makes it more challenging to identify adverse health effects from environmental pollutants.

(1) Health and Welfare of Sensitive Population –

These communities are predominantly low-income people of color who have cancer risks that are 19–23 percent higher and respiratory health hazards that are 33–71 percent higher than other

neighborhoods in northern Wilmington. Children are especially vulnerable to the effects and exposure to toxic air pollution daily in these communities. South Wilmington high pollution levels results in cumulative health impacts that are amplified by brownfields and other negative socioeconomic and health factors, such as the lack of access to health care, healthy foods, and public transportation; poor housing conditions and infrastructures; and stress from poverty, unemployment, and crime. Many communities and families are grappling with and have histories of health challenges that are linked to or worsen by, exposure to pollution; these challenges include strokes, heart diseases, severe dementia and Alzheimer's disease, sudden infant death syndrome, and chronic childhood illnesses such as asthma, learning disabilities, and neurological diseases. CHEC and its partners recently released the *Environmental Justice for Delaware, Mitigating New Castle County Communities* report that examined the health and safety risks of seven environmental justice communities in South Wilmington revealing that these communities are home to major polluting industrial sources as well as facilities that use large quantities of toxic, flammable, or explosive chemicals, and had a 41% risk for cancer and a respiratory hazard index of 1.85-2.00.

(2) Greater than Normal Incidence of Disease and Adverse Health Conditions –

According to *NATA data*, and the *EJ for Delaware* report, there are five chemicals that contribute to cancer and respiratory hazard risks in these communities. Formaldehyde was by far the most significant in outdoor air coming from gasoline fueled cars and trucks; industries that produce fertilizer, paper, plywood and urea-formaldehyde resins. People in south Wilmington are living near high risk industrial facilities and must contend with chronic emissions of toxic chemical as well as acute events that pose immediate threats to their health and safety. Disproportionate number of brownfields with contaminants are certainly a contributor to the problem.

(3) Economically Impoverished/Disproportionately Impacted Populations – South Wilmington low income communities of color have been environmentally disproportionately impacted by brownfields for decades. Brownfields drain the local economy, spurn nuisances, hazards, and criminal activity on vacant properties requiring police, fire, building, and health department resources. Abandoned sites generate no tax revenue and have negative effects on surrounding property values. Contaminated brownfield sites are a major disincentive for investment in low-income communities. The aesthetic, environmental, public health and safety, and economic effects of brownfield sites take a serious toll on community morale and residents find it hard to take pride or feel invested in a community filled with rundown or contaminated properties.

b. Community Engagement

i. Community Involvement

The South Wilmington Revitalization project regards community engagement and involvement as essential components to any public improvement projects. Successful revitalization in particular is not something that can be *done to* a neighborhood; instead, it must be *done with* its residents. To that end, this project is positioned for success because the South Wilmington community residents are, by far, the most engaged and active residents in Delaware. The South Wilmington project is in fact the only neighborhood in Wilmington with an active organized community brownfield partnership. The South Wilmington Community Partnership Advisory Group (CPAG) serves as the eyes, ears, voice and labor force for brownfield development and improvement in its own neighborhoods. Working with state, local, and county governments, the CPAG members has been and will continue to be both a leader and partner in impactful projects of every size. And, working

with our national environmental justice partners has launched ambitious efforts that are transforming parts of the neighborhood. For this project, anticipated outreach efforts include walking tours, community forums, design charrettes, and block parties all designed to encourage participation from as many residents as possible. The CHEC will coordinate outreach and advertising efforts with key stakeholders and partners-CPAG, Delaware Concerned Residents for EJ, local civic association etc.- and advertise public engagement opportunities through direct mailings, news paper articles, local TV/ radio advertising and social media outlets (Facebook, Twitter, etc.) to assure the broadest range of community participation.

The South Wilmington CPAG will participate in the selection process for a consulting firm if this grant is awarded and will serve on any committees, etc., resulting from this effort. With this strong partner already “at the table”, the CHEC will develop an outreach strategy to tap into the expertise and experience of other stakeholders to assure outreach to a broad constituency. Proposed outreach efforts will include notifying the community via traditional media channels including websites, social and print media, and mailings. Beyond information sharing, the goal of the outreach is to engage and educate residents about the issues that may hinder or diminish existing and continued revitalization in order to develop locally sourced solutions. Working with the South Wilmington CPAG and the Delaware Concerned Residents for EJ, CHEC staff will organize walking tours of the neighborhood to get a firsthand view of potential brownfield redevelopment sites and to help in prioritization of those sites. In addition to walking tours, the CHEC will work with partners plan and host a block-party style kick-off meeting designed to re-engage previous participants and to introduce new players into the discussion. These engagement activities and subsequent community forums will offer exercises and resources to generate enthusiasm and buy-in for revitalization efforts. The public will be updated continually through website updates and direct outreach to constituent groups. Visuals and renderings of potential redevelopment sites will help to draw interest in the project will make potential outcomes more tangible.

List of Project Partners

Partner Name	Point of contact (name, email & phone)	Specific role in the project
CHEC-Community Housing & Empowerment Connections Inc.	Octavia Dryden drydenp2015@gmail.com	Grant Oversight and Community Engagement
CPAG-Community Partnership Advisory Group	Dr. Marlene Saunders Marlene.saunders142@gmail.com	Evaluation and Report
CPG/Minority Workforce Development Coalition	Kenneth Dryden mockdryden@aol.com	Inventory and Site Identification
QEP	TBD	Site Assessments
City of Wilmington	Herb Inden	City Planning Department
DNREC-Delaware Natural Resource Environmental Control	Jill Hall Jill.Hall@state.de.us	BF Program Coordinator
CPAG/DCR4EJ/Delaware Concerned Resident 4 EJ	Dr. Marva King mkingtreke@aol.com	EJ Training and community outreach/engagement
NJIT-New Jersey Institute of Technology	Elizabeth Limerick	Brownfield Training & Technical Assistance

ii Incorporating Community Input

The components of effective and meaningful community participation for this project will include several meetings (as needed weekly and monthly), workshops, and discussions with stakeholders regarding brownfield sites, to communicate progress to the local community. Community input will also be achieved through focus groups to obtain consensus on specific matters. As their understanding and experience of approaches to brownfield planning and redevelopment evolve, the role of community participation will play a larger and larger part.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

i. Task Descriptions

The proposed tasks associated with the vision to revitalize a Brownfields site in south Wilmington, DE and proposed budget are provided below:

Task 1 – Project Oversight, (\$47,977. Grant-Funded Activities):

The Project Director of CHEC will provide project oversight on all tasks that will consist of direct programmatic requirements including reporting, cooperative agreement oversight, hiring and managing environmental consultants, site eligibilities, obtaining property access agreements, attending training and conferences, reviewing assessment reports and other management as required. The budget includes personnel costs for this task at **\$35,000** (1500 hours at \$40/hr.) and FICA costs of **\$2,677.5** at (.0765 x 35,000). The budget includes **\$3,000** for one CHEC staff to attend two 3-day national/regional brownfield conferences. Estimated travel costs include airfare (\$500/person/conference = \$1,000) and hotel, meal and incidental costs (\$200/person/day/conference \$2,000). In addition, **\$7,000** is budgeted for contractual costs for reporting, other eligible activities and **\$300** for supplies to support tasks outlined above. Task deliverables include quarterly reports, ACRES updates, DBE Reports, financial reports, project closeout report.

Task 2 - Community Outreach (\$63,360 Grant-Funded Activities): This task includes: (1) coordinating and conducting at least three meetings with stakeholders [including formation of a South Wilmington Community Partnership Advisory Group (CPAG)]; (2) implementing meaningful public input into the grant processes; (3) preparing and publishing public notices; (4) preparing meeting materials and presentations; and (5) preparing and distributing brochures and other public information materials. The community outreach budget includes **\$40,000** (1000 hours at \$40/hr.) and FICA fringe of **\$3,060** for this task. **\$17,000** for the selected CHEC's consultant to facilitate community outreach meetings, produce project informational materials, and assist the outreach reporting. The budget includes **\$3,000** for one CPAG member to attend two 3-day national/regional brownfield conferences. Estimated travel costs include airfare (\$500/person/conference = \$1,000) and hotel, meal and incidental costs (\$200/person/day/conference \$2,000). There is **\$ 300** included for supplies. Task deliverables include a public involvement plan, project website, fact sheets, meeting informational materials and minutes.

Task 3 - Site Inventory, Selection and Planning (\$53,912 Grant-Funded Activities): This task presents an opportunity to engage South Wilmington residents as contractors in a comprehensive site identification and evaluation process. Data gathered during the inventory will be integrated with existing databases. The inventory will become a long-term planning tool which can be used to better understand economic and health impacts associated with brownfield sites, identify potential

issues during infrastructure improvement projects, and support various other local initiatives. CHEC staff, CPAG and environmental contractors will perform the following inventory activities as part of this task: (1) Conduct tours/windshield surveys of priority focus areas to identify potential petroleum and hazardous substance brownfield sites and verify current conditions; (2) review City's municipal records relevant to identification of brownfields (including occupancy, permits, tax delinquency status, crime violations and police responses, etc.); (3) review historical Maps and other historical resources to identify past manufacturing facilities, gasoline/auto repair stations, drycleaners, and other sites with potential for historic environmental impacts; (4) survey local developers, real estate industry representatives, and other stakeholders for information on vacant and underutilized commercial/industrial properties; and (5) review City, County and State Health Department records to verify that all sites with known/suspected impacts or threats to public health are included in the prioritization process. The budget (for each hazardous substance/petroleum inventory) includes CHEC personnel costs of **\$8,000** (200 hours at an average of \$40/hr.) and fringe at **\$612** to assist with inventory and prioritization tasks. The budget includes contractual services of **\$45,000** (900 hours at an average of \$50/hr.) to perform property inspections, conduct records review, and assist with prioritization and reporting. There will be **\$300** for supplies. Task deliverables include a brownfield inventory report and GIS overlay of brownfield sites over current aerial photographs.

Task 4 – Site Assessment (\$110,838.5 Grant Funded Activities): Under direction of the CHEC and CPAG, our qualified environmental professional (QEP) will complete an estimated 10 Phase I ESAs at up to two high priority petroleum and eight hazardous substance brownfield sites within the target area and throughout the South Wilmington Communities. Phase I ESAs will be performed in accordance with the All Appropriate Inquiries Final Rule and the standards set forth in the ASTM E1527-13 Phase I ESA Process. The QEP will complete Phase I ESAs, including SEDs and ACRES updates, at an average cost of \$3,000 (total cost of **\$30,000**). Task deliverables include numerous SEDs, ACRES reporting, ESA Reports, project website maintenance. The environmental consultants will perform the following activities: (1) preparation of a comprehensive QAPP [estimated cost of **\$10,000**]; (2) completion of Phase II ESAs at 1 priority petroleum site (**\$12,000**) and 2 hazardous substance sites [average cost of \$10,000 (**\$20,000**)]; (3) completion of supplemental Phase II ESAs at 1 petroleum and 1 hazardous substance sites [average cost of **\$20,000**]; (4) preparation of Remedial Action Plans at one petroleum and two hazardous substance sites at an average cost of \$3,000 (**\$9,000**). Personnel costs of **\$ 8,000** (200 hours at \$40/hr.) and fringe at **\$612** included for oversight. This task will also include **\$1,226.5** for supplies.

Task 5 – Reuse and Remediation Planning (ABCA) (\$23,912 Grant Funded Activities): This task includes preparing comprehensive Analysis of Brownfield Cleanup Alternatives (ABCA) and Remedial Action Plans (RAPs) to address individual site contamination identified in the previous tasks. The plans will follow guidelines issued by the Delaware Natural Resource Environmental Control under Remedy Selection and Implementation for sites within the Voluntary Remediation Program (VRP). These plans will actively incorporate projected development plans and long-term goals for the properties. Personnel costs at **\$8000** (200 hours at \$40/hr.), and fringe at **\$612** included for oversight. Contractual costs assigned to this task assume that 2 hazardous substances sites and one petroleum site will require preparation of these plans at a cost of approximately \$5,000 per site for an estimated cost of **\$15,000**. There is also **\$300** included for supplies. Task

deliverables include future brownfield site renderings, visioning sessions, ABCAs, and RAPs for redevelopment and reuse of brownfield sites in South Wilmington.

ii. Budget Table

		PROJECT TASKS – Hazardous Substance				Total
BUDGET CATEGORIES	Task 1- Oversight Plan	Task 2 – Outreach & Engagement	Task 3- Site Inventory	Task 4 – Phase I & II	Task 5 – Site Reuse Plan	
Personnel	\$25,000	\$25,000	\$5,000	\$5,000	\$5,000	\$65,000
Fringe	\$1,912.5	\$1,912.5	\$382.5	\$382.5	\$382.5	\$4,972.5
Travel*	\$2,000	\$2000	\$0	\$0	\$0	\$4,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Supplies (printing) *	\$200	\$200	\$200	\$227.5	\$200	\$1,027.5
Contractual*	\$4,000	\$10,000	\$30,000	\$71,000	\$10,000	\$125,000
Total	\$33,112.5	\$39,112.5	\$35,582.5	\$76,610	\$15,582.5	\$200,000

		PROJECT TASKS – Petroleum				Total
BUDGET CATEGORIES	Task 1- Oversight Plan	Task 2 – Outreach & Engagement	Task 3- Site Inventory	Task 4 – Phase I & II	Task 5 - Site Reuse Plan	
Personnel	\$10,000	\$15,000	\$3,000	\$3,000	\$3,000	\$34,000
Fringe	\$765	\$1147.5	\$229.5	\$229.5	\$229.5	\$2,601
Travel*	\$1,000	\$1,000	\$0	\$0	\$0	\$2,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Supplies (printing) *	\$100	\$100	\$100	\$999	\$100	\$1,399
Contractual*	\$3,000	\$7,000	\$15,000	\$30,000	\$5,000	\$60,000
Total	\$14,865	\$24,247.5	\$18,329.5	\$34,228.5	\$8,329.5	\$100,000

iii. Measuring Environmental Results

This project will track, measure, and evaluate project progress in achieving outputs, anticipated outcomes and measurable environmental results that are reasonable and appropriate. The project goal is to increase impacted EJ community educational and knowledge, reduce blight, provide better housing options, increase community pride and provide a better quality of life to community members. We propose to achieve this via engaging EJ community members through meetings and charettes, developing a community driven plan, developing culturally appropriate educational materials in partnership with faith-based organizations, engaging the larger DE community, translating Phase I and II Site Assessment reports and evaluating our progress throughout. The attached table further identifies when the project is or is not on schedule and the extent to which our goals will be achieved in an efficient manner.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure

Octavia Dryden will serve as Project Director and Community facilitator for the proposed project. She is the executive director of Community Housing & Empowerment Connections Inc. (CHEC)

with more than thirty years of experience overseeing federal programs. These previous grants were similar to the Brownfield Assessment grant by way of process and outcomes, both were federal awards that required grant management; quarterly reporting; financial drawdowns; working with local and federal government and vulnerable populations to empower and improve neighborhoods; over 3–5-year periods. Ms. Dryden will be responsible for the overall management of the grant, that include: personnel, programmatic, financial and reporting matters. CHEC is a community-based non-profit whose mission is to build strong advocacy for affordable housing, environmental and social justice through community partnerships. CHEC is a partner of the Community Partnership Advisory Group (CPAG) and Delaware Concerned Residents of Environmental Justice (DCR4EJ), which is comprised of residents of South Wilmington corridor and representatives from local government. The service capacity that is represented by the intimate working relationship between partners over the past decade clearly supports CHEC's claim for capacity to manage this project and the deep history working with local EJ communities and partners. This relationship is also bolstered by our national partners e.g., the New Jersey Institute of Technology, Union of Concerned Scientists and Earthjustice. Collaboration with our partners and program service providers will be ongoing. Training and counseling program offerings will be compiled in order to provide participants with appropriate information to meet the goals of project.

ii. Acquiring Additional Resources

b. Past Performance and Accomplishments

Community Housing and Empowerment Connections Inc. DOES NOT currently have or previously received an EPA Brownfield Grant

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

Community Housing and Empowerment Connections Inc. has Not received an EPA Brownfield Grant, but its current executive director Octavia Dryden has provided oversight on other federal or Non-Federal Assistance Agreements with New Castle County Community Partnership Inc, (NCCCCP). NCCCCP received a number of national awards and citations including two achievement awards for innovation from the National Association of Counties. The NCCCCP prevention model was also selected by Center for Substance Abuse Prevention as a “Promising Practice” in prevention. She effectively managed a budget in excess of \$8 million (including CSAP community partnership funds; OJJDP-Drug Free Communities grant; state SIG and local CDBG funding in the amount of \$250,000. These previous grants were similar to the Brownfield Assessment grant by way of process, both were federal submissions through grants.gov, financial drawdown, recording and reporting according to local, state and federal guidelines.

(2) Compliance with Grant Requirements

All past grants managed by current Executive Director of Community Housing & Empowerment Connections Inc. received a “clean” audit opinion with no adverse findings.

Never Received Any Type of Federal or Non-Federal Assistance Agreements


Community Housing & Empowerment Connections Inc. have never received any type of Federal or Non-Federal Assistance Agreement.

IV.F. Leveraging - Community Housing & Empowerment Connections Inc. proposes leveraging third party resources from our local, state and national partners to achieve goals of this project.


Threshold Criteria Response

(Attachments)

Attachment A. – 501c 3 Tax Exempt Status Letter

 **IRS** Department of the Treasury
Internal Revenue Service
P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248459777
Dec. 22, 2008 LTR 4168C E0
51-0411465 000000 00 000
00017790
BODC: TE

 COMMUNITY HOUSING & EMPOWERMENT
% OCTAVIA DRYDEN
20 MOONLIGHT CT
NEWARK DE 19702-8620203

324260

Employer Identification Number: 51-0411465
Person to Contact: Mrs. Guilkey
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your request of Dec. 11, 2008, regarding your tax-exempt status.

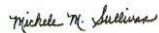
Our records indicate that a determination letter was issued in November 2001, that recognized you as exempt from Federal income tax, and discloses that you are currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records also indicate you are a private foundation described under section 509(a) of the Code.

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,



Michele M. Sullivan, Oper. Mgr.
Accounts Management Operations I

Attachment B. - Description of Community Involvement

Community Housing & Empowerment Connections Inc. and its partners have a long history of working together to assist vulnerable communities address social and environmental issues in Delaware. Delaware Concerned Resident for Environmental Justice (DCR4EJ) has regular business meetings on the third Wednesday of every month. The Community Partnership Group (CPG) meet on the second and fourth Tuesdays as the workgroup for brownfield development in the target area. Members will assure that there will be regular and thorough updates during each of these meetings. Updates are planned for every month during the work on this project and will include a briefing on progress of the brownfield assessment and future cleanup. Moreover, the CHEC will further organize the Community Partnership Advisory Group composed of neighborhood representatives and other stakeholders to advise on planning, cleanup, and phasing. Staff will actively seek to identify concerns that residents have and respond to these concerns in quick and constructive manner. This will be done through frequent surveys and polling, both paper and electronically, door to door outreach, and a close monitoring of our social media channels. Staff will identify and reach out to sensitive populations through our partnership with community organizations. Progress will be communicated through public notices and frequent updates posted at highly visible locations (library, recreation center, churches, etc.), and through newsletters, email blasts, and bulk mailings to the thousands of contacts in the current database.

Attachment C. - Expenditure of Assessment Grant Funds

Community Housing & Empowerment Connections Inc. does not have an active EPA Brownfields Assessment Grant.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/29/2019

4. Applicant Identifier:

NA

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

NA

8. APPLICANT INFORMATION:

* a. Legal Name:

Community Housing & Empowerment Connections Inc.

* b. Employer/Taxpayer Identification Number (EIN/TIN):

51-0411465

* c. Organizational DUNS:

8262318000000

d. Address:

* Street1:

1100 Helen Drive

Street2:

Suite 107

* City:

Newark

County/Parish:

New Castle County

* State:

DE: Delaware

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

19702-1668

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mrs.

* First Name:

Octavia

Middle Name:

* Last Name:

Dryden

Suffix:

Title:

Executive Director

Organizational Affiliation:

* Telephone Number:

(302) 275-4709

Fax Number:

(302) 369-6199

* Email:

drydenp2015@gmail.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

South Wilmington Brownfield Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: